

finchTM

To Let

Northern Court

16-18 Gloucester Street
Belfast, BT1 1FG


**NORTHERN
COURT**

**16-18
GLOUCESTER ST**

VENYOU

Flexible Workspace
venyou.co.uk

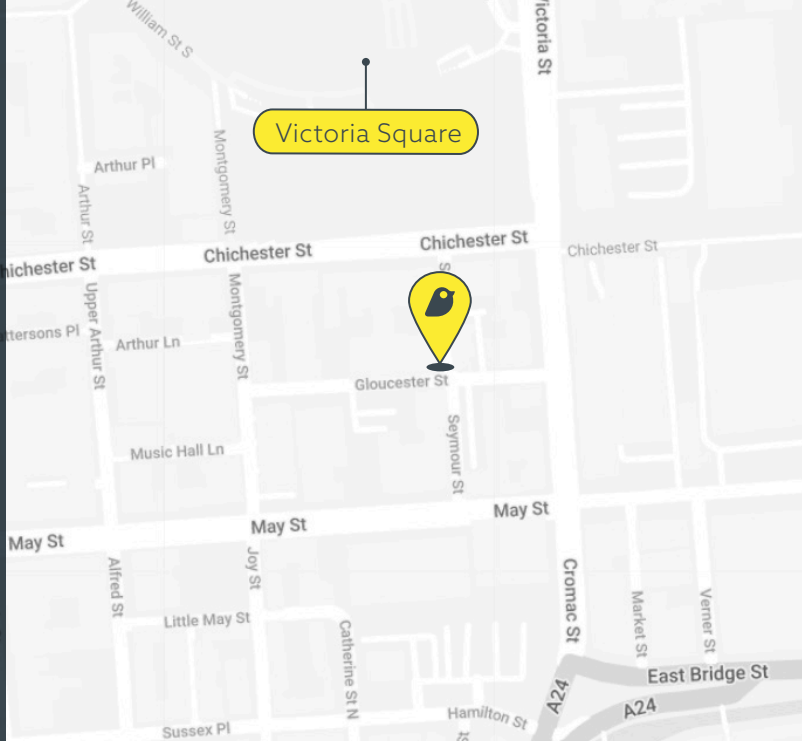


Ground Floor Office Suite

2,130 sq ft (197.96 sq ft)

Location

The property occupies an excellent position in Belfast City Centre, located on the corner of Gloucester Street and Seymour Street just a short walk from Belfast City Hall, Victoria Square and the Law Courts.



Description

Northern Court has a modern unmanned ground floor entrance/reception area with access control.

The ground floor suite offers a spacious open plan office with kitchenette and benefits from raised access flooring, plaster painted walls, suspended ceiling with recessed lighting and carpet floor covering.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice, 6th edition and extends to the following approximate area:

Floor	Sq M	Sq Ft
Ground	197.96	2,130





Lease Details

Rent

£17.50 Per sq ft

Rates

The property has an NAV of £27,100, therefore rates payable for the 2024/25 rating year are £16,242.71.

VAT

All prices, rentals and outgoings are quoted exclusive of but may be liable to value added tax at the prevailing rate.

Service Charge

Estimated at £2.68 per sq ft for the current year.

Further Information

For further information or viewing please contact:

Alana Coyle

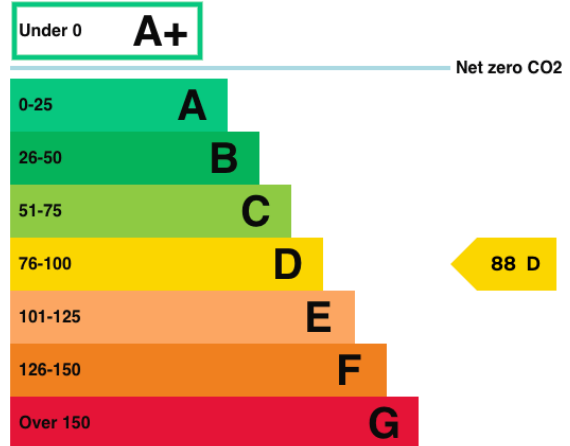
+44 (0) 7436 039 915
alana@finchCRE.com

Stephen Chambers

+44 (0) 7710 700 872
stephen@finchCRE.com

EPC 86 - D

This property's energy rating is D.



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